

**RUSH  
WITT &  
WILSON**



**119 Grange Court Drive, Bexhill-On-Sea, East Sussex TN39 4AZ  
£279,950**

**An opportunity to acquire this three bedroom semi-detached house ideally located in this quiet and sought after location. I need of some modernisation and offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, fitted kitchen, separate dining room, three bedrooms, modern fitted shower room, additional ground floor store room and ground floor wc. Other internal benefits include gas central heating to radiators and double glazed windows. Externally the property offers a private and secluded rear garden backing onto woodlands, large front garden and shared driveway leading to a detached garage. Ideally tucked away in this popular residential area with easy access to local amenities, schools and parks, viewing comes highly recommended by RWW Bexhill to appreciate this property with huge potential in this highly popular location.**



### **Hallway**

Obscured glass panelled timber front door leading to hallway, comprising double glazed window to the side elevation, radiator, storage cupboard with electric meter with electric fuse box, stairs leading to first floor.

### **Lounge**

16'0" x 12'3" (4.90 x 3.74)

Double glazed bay window to the front elevation, radiator, gas fireplace.

### **Kitchen**

8'6" x 13'9" to door recess. (2.60 x 4.20 to door recess. )

Double glazed window to the rear elevation overlooking the rear garden, radiator, door leading through to dining room, door leading through to the covered side walk through, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktops surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding cooker, part tiled walls, large under stairs storage cupboards/pantry with power and enough space for fridge/freezer, additional large storage cupboard with hanging space and shelving.

### **Dining Room**

10'5" x 9'11" (3.20 x 3.04)

Double glazed window to the rear elevation overlooking the rear garden, radiator, large storage cupboard, feature original herringbone flooring.

### **Covered Walk Way**

Obscured glass panelled door giving access to the front of the property and a glass panelled door giving access to the rear of the property, door leading to wc and door leading to large store room.

### **Ground Floor WC**

Obscured single glazed window to the rear elevation, wc with high level flush.

### **Large Store Room**

7'6" x 5'2" (2.30 x 1.60)

Obscured single glazed window to the front elevation, fitted shelving, light and power.

### **First Floor Landing**

Obscured double glazed window to the side elevation, access to loft space.

### **Bedroom One**

12'7" x 10'11" (3.84 x 3.34)

Double glazed window to the rear elevation with woodland views, storage cupboard housing the gas central heating boiler and radiator.

### **Bedroom Two**

11'6" x 10'11" (3.51 x 3.33)

Double glazed window to the front elevation, radiator, built in wardrobe with hanging space

### **Bedroom Three**

8'11" x 7'8" (2.73 x 2.36)

Double glazed window to the front elevation.

### **Shower Room**

Obscured double glazed window to the rear elevation, radiator, modern fitted white bathroom suite comprising large walk in corner shower cubicle with wall mounted shower controls and shower attachment, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, part tiled walls, large storage cupboard/airing cupboard with some slatted shelving.

### **Externals**

#### **Rear Garden**

With a raised patio area, the rest of the garden is mainly laid to lawn with some mature plant, shrub and hedge borders, raised flowerbeds, to the rear of the garden there is a further sun patio, side access into the detached garage.

#### **Front Garden**

Large front garden that is mainly laid to lawn with mature plant, shrub and hedge borders, potential to create a driveway with off road parking providing usual access are obtained, shared driveway leading to the detached garage.

#### **Detached Garage**

With timber barned styled doors.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





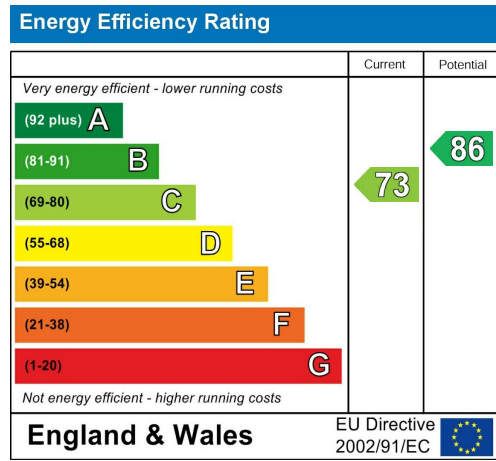
GROUND FLOOR  
APPROX. FLOOR  
AREA 535 SQ.FT.  
(49.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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